

CITY OF COLLEGE STATION
MOVING FROM GOOD TO GREAT.

2004 Annual Report





Spirit



It defines College Station's character and soul. Our spirit is multi-dimensional, vibrant and runs deep within us.

With quality of life as our focus, take a moment to review College Station's 2004 accomplishments and goals. Catch College Station's spirit as we move from good to great to become a premier knowledge-based community.





College Station City Council

Incorporated in 1938, College Station is a home-rule city that operates under the Council-Manager form of government. The Mayor and six Council Members are elected at-large by place. Term limits for the annual city-wide elections were changed in November 2003 from two- to three-year terms which are now being phased in.

City Council meetings are held on the second and fourth Thursdays of each month, although changes may be necessary to avoid conflicts with holidays. Meetings are in the College Station City Hall, 1101 Texas Avenue, and are open to the public. Workshop sessions precede the regular 7 p.m. Council meeting.

As the home of Texas A&M University, College Station enjoys the obvious advantages of the collegiate influence. Residents of this academic community continue the tradition of active participation in local government that was key to efforts in 1938 to convert the sleepy college community to a well-planned town in which their families could live, work and play.

That same commitment to goals and objectives was true in 2004 as your elected officials worked with municipal staff and citizen committees to make College Station a city where growth is planned, cooperation is encouraged and improvements are targeted in all areas. We respect and value our partnership with the people who live and work here.

Your participation was essential in 2004 as we emphasized delivery of core services; implemented capital improvement projects; continued economic development efforts; developed tourism, economic and education ties with Ciudad Real, Spain; increased participation in neighborhood associations; added to our public art treasures; pursued regional transportation initiatives; initiated planning for the City Center project; reviewed and updated planning and development services; expanded broadcasts of city events; and launched a new website to make it easier for our citizens to stay in touch with their City.

It is our people who shape the spirit, the character and the values of our community - and have created a lifestyle where quality of life comes first. Your interest and support is most appreciated as we work together to move College Station from good to great.

College Station City Council

Strategic Plan

Mission Statement

On behalf of the citizens of College Station, home of Texas A&M University, we will promote and advance the community's quality of life.

Core Values

- Promote involvement and participation of the citizenry.
- Promote the health, safety and general well being of the community.
- Promote fiscal responsibility.
- Promote collaboration and cooperation.
- Promote Regionalism.
- Promote being an active member of the Brazos Valley Community.
- Support activities that promote municipal empowerment.
- Promote excellence in customer service.

Vision Statements

Core Services

We will provide high quality customer-focused basic city services at a reasonable cost.

Parks and Leisure Services

We will promote a wide range of leisure, recreational and cultural arts opportunities.

Planning and Development

We will promote a well-planned community.

Economic Development

We will promote a strong and diverse economic environment.



MAYOR
Ron Silvia

COUNCIL MEMBER PLACE 5
MAYOR PRO TEM
Dennis Maloney

COUNCIL MEMBER PLACE 1
James Massey

COUNCIL MEMBER PLACE 2
John Happ

COUNCIL MEMBER PLACE 3
Robert Wareing

COUNCIL MEMBER PLACE 4
Susan Lancaster

COUNCIL MEMBER PLACE 6
Nancy Berry

ELEVATION: 367 FT.

POPULATION: 80,219

AVERAGE ANNUAL TEMPERATURE: 68° F



College Station is a vibrant and growing city. City management is aware of our community's rapidly expanding population, prosperous businesses, and important needs. We are committed to facilitating successful growth by anticipating and planning for future needs. Working with our City's elected officials and bringing to fruition their vision and policies involves critical strategic planning in the areas of public safety, development, finance, communications, and quality of life issues.

Our city's population has increased from 11,019 in 1960 to a current population of over 80,000. We are proud of each and every one of our citizens and seek to provide a quality of life that goes beyond the basics. While service excellence is a strong focus, we want life in College Station to be about more than survival and core needs. We are building a community that enjoys the highest standard of living of any city in Texas. In fact, our goal is to "move from good to great" to become a Top 10 American city.

Our 2004 Annual Report reflects many of our accomplishments on your behalf. We demonstrate a conservative financial approach as we seek to fulfill our City's mission and its use of our resources. We deliver services in a professional manner and at competitive rates. With critical input from our citizens, the City Council and Management Team have worked to implement our master and strategic plans in the areas of zoning, utilities, parks and recreation, arts and culture, safety and transportation. We take pride in College Station's sound growth.

Please review this report carefully, and visit our award-winning third generation website as well as CSTV Channel 19 to learn more about College Station. We encourage you to participate and contribute in ways that make the spirit of our city stronger and greater than it has ever been.

Sincerely,

Thomas E. Brymer
CITY MANAGER

2003

Bond Authorization Project Schedule

	Project Budget	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	Totals	
STREETS AND TRANSPORTATION PROJECTS									
Barron Road Design and Capacity Imp.	3,000,000	500,000	500,000	1,000,000	1,000,000			3,000,000	
Rock Prairie Road Widening Design and ROW	2,969,000	500,000	500,000	500,000			1,469,000	2,969,000	
Greens Prairie Road Widening Ph II	3,300,000					3,300,000		3,300,000	
Oversize Participation	2,700,000		540,000	540,000	540,000	540,000	540,000	2,700,000	
Northgate Street Rehabilitation	4,104,000		800,000			1,652,000	1,652,000	4,104,000	
Sidewalk Improvements	500,000		100,000	100,000	100,000	100,000	100,000	500,000	
Hike and Bike Trails	1,000,000		200,000	200,000	200,000	200,000	200,000	1,000,000	
Pedestrian Improvements on University Drive	407,000	50,000	357,000					407,000	
Streets and Transportation Projects	17,980,000	1,050,000	2,997,000	2,340,000	1,840,000	5,792,000	3,961,000	17,980,000	
TRAFFIC SIGNALS AND SAFETY SYSTEM IMPROVEMENTS									
Traffic Signals	2,250,000	300,000	453,000	455,000	445,000	453,000	144,000	2,250,000	
Traffic Signal Communications	250,000	250,000						250,000	
Traffic System Safety Improvements	500,000		100,000	100,000	100,000	100,000	100,000	500,000	
Traffic Signals and Safety System Improvements	3,000,000	550,000	553,000	555,000	545,000	553,000	244,000	3,000,000	
MUNICIPAL COMPLEX IMPROVEMENTS									
Police Station New Addition	3,310,000	3,310,000						3,310,000	
City Centre Building	4,300,000	645,000		1,800,000	1,855,000			4,300,000	
Municipal Complex Improvements	7,610,000	3,955,000		1,800,000	1,855,000			7,610,000	
PARKS AND RECREATION IMPROVEMENTS									
Veterans Park Phase II Development	6,925,000		690,000	3,100,000	3,135,000			6,925,000	
Park Facility Upgrades	310,000	150,000	160,000					310,000	
Forestry Shop	670,000			100,000	570,000			670,000	
Central Park Shop Renovation	200,000					200,000		200,000	
Parks and Recreation Improvements	8,105,000	150,000	850,000	3,200,000	3,705,000	200,000		8,105,000	
RELOCATION OF FIRE STATION #3									
Fire Station # 3 Relocation	1,710,000	400,000	1,310,000					1,710,000	
Relocation of Fire Station #3	1,710,000	400,000	1,310,000					1,710,000	
GRAND TOTAL	38,405,000	6,105,000	5,710,000	7,895,000	7,945,000	6,545,000	4,205,000	38,405,000	



Whether the services provided by College Station, more than 840 employees work hard to enhance the quality of life for everyone in the city. From safety and streets to water and technology, College Station delivers city services that are reliable and cost effective.

Public Safety

National reaccreditation. One of only 22 police departments in Texas to be Law Enforcement accredited by the Commission on Accreditation for Law Enforcement Agencies (CALEA), College Station was granted reaccreditation in 2004. It is also the first department in Texas to gain Public Safety communications accreditation from the national offices. In order to qualify for reaccreditation, the College Station Police Department had to meet 446 standards for the highly prized recognition of law enforcement professional excellence.

City Marshal program. October brought a new title and new look to the City of College Station's efforts to serve arrest warrants and subpoenas, plus provide additional court security. Luther O'Banion was sworn in at Municipal Court as College Station's first City Marshal, a position indicative of the community's growth. With his selection for the post, the Warrant Officer position he held was eliminated and supervision transferred from the College Station Police Department to the Municipal Court Administrator.



Retirement Plans. Both Chief of Police Edgar Feldman and Fire Chief David Giordano announced retirement plans in 2004, with each allowing the city time to conduct a national search before they officially retired in early 2005. With almost 40 years of service with the College Station police department, Feldman spent the last 13 in charge. A 28-year veteran of the fire department, Giordano has served as Fire Chief since 1997.

Fire Stations. Proceeding with plans to relocate Fire Station #3, decisions were made to move the temporary facility from the Highway 6 bypass to a new location on Barron Road. Funds were approved in the 2003 bond election as state plans to convert the access road to one-way traffic are on the horizon and would impact the service area. Construction of Fire Station #5, located at 601

Core Services

College Station will improve high quality customer-focused basic city services at a reasonable cost.



CITY OF COLLEGE STATION

College Station Unveils New Logo

College Station's City Council approved a new updated City logo in September that more accurately reflects the progressive, yet traditional, values of the city. The new identity will serve as the centerpiece of the City's new branding program. It has been approximately 20 years since the current logo was introduced and replacement of it has been under consideration for the past year.

The star, colors and flag-like motion of the design reflect the community's pride in its city, state and country. Plans call for the new logo to be implemented throughout the city on a gradual basis.

"College Station is a special place where traditions and values are at the core of our community." - Logo designer Stanton K. Ware



Greens Prairie Road between Highway 6 and Rock Prairie Road, began in April. The projected service area for this new fire station includes a portion of our community south of Sebesta Road and east of State Highway 6. The station will initially be an engine company only, with no ambulance. The facility has two double-deep apparatus bays and will house eight fire department personnel. Construction is scheduled for completion in August 2005.

Community Programs

The Community Programs Division, a department of the City Manager's office, develops and operates programs that create a better understanding of municipal government and greater participation and support from a variety of community groups and individuals.

Citizens University. Residents who attend College Station's Citizens University classes receive a firsthand look at some of the activities involved in operations of their city government. Approximately 20 Citizens University graduates are now serving on ten major city advisory boards, committees, or City Council.

Teen Court. College Station teens are making a difference in the quality of life in their community through the Teen Court program. Teen volunteers promote and encourage civic responsibility and law abiding behavior. Teen Court is operated by local volunteers under the direction of a city staff coordinator.

Youth in Government. The City of College Station and the College Station Independent School District jointly developed a new program designed to introduce municipal government to all high school government classes in an interactive manner. More than 230 A&M Consolidated students learned about local government through a combination of presentations and tours hosted by the City. The program claimed a Savvy award from 3CMA as the outstanding entry in the United States.

Tours of facilities added to the educational experience as students gained a greater appreciation of what services are provided locally and opened a few eyes regarding possible career options. Sites visited included the Public Works department, College Station Utilities, Veterans Park, the Landfill, Police Department and a Fire Station. Each location provided an opportunity to fur-



ther inform students of the diverse ways a city operates and serves the needs of its citizens.

Utilities

Relocation of overhead utility lines on two major thoroughfares in College Station was completed in 2004. Two projects – Texas Avenue south from Harvey to Valley View, and Harvey Road east past Munson -- began the planning and design phase almost five years ago as the Texas Department of Transportation (TxDOT) continued its Texas Avenue widening project.

College Station Utilities removed lines crossing Texas Avenue and relocated several overhead lines in the project right-of-ways to locations behind businesses to lessen visibility. Harvey Road, a gateway entry project for College Station, was tied to the same timeframe since lines crossing Texas Avenue were scheduled to be done in conjunction with the Harvey Road project.

Completion of the project removes more than two miles of overhead lines from College Station at a cost of \$2 million. Previous projects were completed in 1994, Texas Ave. from George Bush to University, \$1.7 million; 1996, University Dr. from Hwy 6 to South College, \$3.8 million; and 2001, Southwest Pkwy from Texas Ave. to Hwy 6, \$1.9 million.

Public Works

Street Inventory Project was conducted to score the condition of all streets in College Station's city limits. The project goal was to collect data to be used in developing work schedules and plans to maintain the street infrastructure efficiently and in a timely manner. Street personnel received specialized training to insure consistency in the evaluation of the streets and utilized a laptop based GIS system to collect the data. In approximately one month's time, every street was physically observed and street conditions measured according to National Asphalt Institute criteria. A GIS based



system was internally designed to enable extensive reporting options for the collected data. Low scoring streets from this project will be further analyzed to determine appropriate plans of action.

City Works Operating Program is being implemented within the Streets Division to provide a GIS approach to inventory and street work maintenance projects. This new program allows all aspects of completed street maintenance work to be tracked in a GIS type work order system. City Works has the capability to manage all aspects of other utilities including water, wastewater, storm water, parks, electric, and traffic. Currently this program is being implemented for street related work orders only, and is anticipated to eventually include several more entities, such as traffic signals and sign maintenance work.

Texas Avenue Waterline and Sewerline Relocation Project. The waterlines and sewerlines along Texas Avenue will be relocated from under the proposed roadway to accommodate the Texas Department of Transportation's (TxDOT) widening of the roadway from Dominik Drive to Harvey Mitchell Parkway. This project was included with the TxDOT project with an Advance Funding Agreement in order to expedite the overall project. The relocation portion of the project is anticipated to take twelve months to complete. Final design and agreements with TxDOT were completed in 2004 and actual construction is scheduled to begin after partnering and pre-construction meetings in January 2005.

Annual Seal Coat Programs are the most cost effective way of prolonging the life of a roadway. In 2004, a total of 17.65 lane miles of roadways were seal coated. Projects comprising the greater part of these miles included seal coating of Pebble Creek Parkway, the residential streets between Lincoln Avenue and University Drive, and the segment of Deacon Street between Wellborn and Welsh.

Wolf Pen Creek Upper Trails, Drainage Improvements & Parking Lot Project involves approximately 3,300 LF of pedestrian trails with three low-water pedestrian crossings extending between Texas Avenue and Dartmouth Drive. Trails include an entry structure at Holleman Drive, rest areas with benches, water fountains, bicycle racks, trash cans, and entry newels to the adjacent restaurants on Holleman Drive. This project also includes a landscaped 60 space parking lot, scattered picnic table areas including a plaza area, emergency telephones, and decorative trail lighting. Drainage improvements, landscaping and irrigation systems are also included in this project. Construction began November 2004 and completion is currently scheduled for August 2005.

Southside System A Rehabilitation Project included street and utility rehabilitation, drainage improvements, and installation of new storm sewer inlet lines in the areas of Southside bounded by Fairview Avenue, Guernsey Street, Welsh Avenue and Luther Street. The Freese & Nichols



Larry J. Ringer Library
Dedication of the Larry J. Ringer Library was held in November following the City Council's decision to name the 16,000 square foot facility for the former mayor and council member. He continues to serve the community as chairman of the Library Committee. Library operating hours were extended in 2004 to include Sunday.

Area residents will have a new way to access the Internet free of charge with the installation of wireless access points at the library in 2005.

The new system can connect using any of the popular wireless technologies that are referred to as 802.11a/b/g specifications. Anyone who owns a lap-top computer equipped with a wireless local area network (LAN) card can bring their computer to the library and utilize the free Internet access.



Southside Water Study and the CDM Sanitary Sewer Evaluation Survey identified much needed rehabilitation of Southside water and wastewater lines. Water and wastewater lines were replaced in the alley between Fairview and Welsh and under the rehabilitated section of Welsh Avenue. Rehabilitation of Welsh Avenue included the addition of curb and gutter between Luther Street and Park Place. A drainage flume was also installed in the alley between Fairview and Welsh.

Streets, Sidewalks and Signals

Copperfield Parkway construction was completed in July 2004. The project included the design and construction of Copperfield Parkway between Highway 30 and Highway 60 connecting Copperfield Drive in Bryan to Linda Lane in College Station. The roadway incorporated two 11-foot and two 16-foot travel lanes and a raised center median. The project also included installation of water and sewer lines, underground electric and gas. Paver highlighted pedestrian crossings with circular median planters and decorative street and sidewalk lighting were installed along the new sections of Copperfield Parkway.

Construction to Extend Longmire Drive from Graham Road south to the current termination north of Barron Road began in September 2004. This section of roadway is classified as a major collector on the City of College Station's Thoroughfare Plan. The new roadway section will include two travel lanes with storm drainage, a continuous two-way left turn lane, two bike lanes and two sidewalks. The project is scheduled for completion in July 2005. This extension ties into the Longmire Extension Project between Birmingham and Graham Road that was completed in 2003.

George Bush Drive East Widening between Texas Avenue and Dominik Drive was completed in March 2004 in accordance with the City of College Station's Thoroughfare Plan. George Bush Drive East was upgraded from a two-lane street to a four-lane roadway with storm drainage, two bike lanes, a raised landscaped median and two sidewalks. In addition, street lighting and minor water-line and sewerline rehabilitation was made.

First, Maple & Louise Street Rehabilitation in the Northgate residential neighborhood was completed ahead of schedule in September 2004. The project included rehabilitation of First Street from Church Avenue to the City Limits, Maple Avenue from Wellborn to First Street, and Louise Avenue from Wellborn Road to Boyett Street. The project also included water and sewer line replacements, storm sewer and electrical installations with new street light foundations, and sidewalks with ramps.

Dominik Street Rehabilitation includes the complete removal of the existing pavement and curbs from Munson Street northeast to the Dominik Street cul-de-sac, just beyond the Glenhaven

Street intersection. The project includes a concrete street with new curb and gutter. The existing street will be slightly narrowed with the north side of the street becoming a no parking zone, signed as a bike route and to include a sidewalk. Construction began in October and is scheduled to be completed in approximately one year.

Pedestrian Signal/Sidewalk Project consisted of extending the sidewalk on the south side of Harvey Road from Johnny Carino's eastward to Dartmouth Drive. This project also extended the sidewalk on the west side of Dartmouth Drive to Harvey Road. Installation of six ADA ramps, addition of pedestrian signals and push buttons on the west and south sides of the intersection, and installation of red stamped brick style concrete medians help to make the intersection more pedestrian friendly and provide better accessibility for disabled individuals.

Audible Pedestrian Signals were installed at the intersection of George Bush Drive at Dexter Street to cross George Bush Drive. A request was made to accommodate an individual who is legally blind. The signal has a chirping sound that automatically adjusts up and down to ambient noise with braille writing on the push buttons. This is the third audible pedestrian signal installed in College Station. The walk and don't walk sounds are different to alert the pedestrian when to wait or when to walk.

School Zone Flasher Upgrades were put into place in 2004. Intended to better alert motorists driving in and out of school zones, flashing beacons were added to each flasher unit. Motorists have often indicated that they were not aware they were in an active school zone, thus by adding flashers facing the opposite direction the motorists are now able to see that the school zone is still active while driving in the zone. Currently about half the school zones have been retrofitted and the remaining beacons are scheduled to be installed. New flashers and signs have been added for Rock Prairie Road Elementary on Edelweiss Drive.

Texas Transportation Institute (TTI) College Station Integration Project consisted of integrating technology through the use of video cameras, fiber optic cables and train monitoring equipment to better inform emergency vehicles of estimated time of arrival at four grade crossings on Wellborn Road corridor. College Station's Traffic Division assisted with this project by

providing labor for the installation of cameras, new traffic controllers cabinets and antennas. Texas Department of Transportation also contributed matching funds for this project. TTI provided a computer for College Station Fire Station #4, located at Easterwood Airport, to monitor the railroad tracks and better assist emergency vehicles of the best route to avoid trains at grade crossings.

Fiber Optic Interconnect Project was completed jointly between the College Station Traffic Division and OTIS Communications group. The project included the installation of conduits and fiber cables to all traffic signals on the east side of University Drive. The Fiber Optic Interconnect Project provides communication from the signal shop, provides better signal coordination through the University Drive East corridor, and connects TXDOT's signal at Earl Rudder Freeway.

OTIS (Office of Technology and Information Services)

OTIS and the Parks and Recreation Department completed work on a software implementation project that allows citizens to register for sports and recreation activities and to obtain information on athletic fields, pools and leisure activities.

OTIS worked with the Fire Department to upgrade the Telestaff scheduling application. Telestaff automates and simplifies scheduling for the entire department to ensure that qualified personnel are always available to respond to emergencies while allowing individual employees the greatest personal flexibility.

Systems Analysts developed and wrote custom programs to enable Municipal Court to coordinate with other agencies regarding collection of delinquent fines, increasing the collection rate and greater efficiency for the Court.

Communications Technicians extended Fiber Optic Connectivity to the Landfill for data and telephone networks. This provides vastly improved quality and reliability of these services while eliminating recurring leased service expenditures. Communications personnel also provided wireless network connectivity to the Conference Center. This provides vastly improved quality and reliability while eliminating recurring leased service expenditures.

2004

Service Award Recipients

5 YEARS OF SERVICE

KIM FOUTZ	ECONOMIC DEVELOPMENT
CHARLES WOOD	ECONOMIC DEVELOPMENT
DEBORAH ELLER	COMMUNITY DEVELOPMENT
GREGG LANCASTER	COMMUNITY DEVELOPMENT
PATTI JETT	PUBLIC COMMUNICATIONS
JEFFERY HARRIS	POLICE
LIZA PHILLIPS	POLICE
KEVIN ROBY	POLICE
CHRISTOPHER SUEL	POLICE
MICHAEL PERKINS	POLICE
CABRINA SCOTT	POLICE
DARRIN ALLEN	FIRE
JON BALLARD	FIRE
CHET BARKER	FIRE
JEREMY MURDERS	FIRE
LANCE WILLIAMS	FIRE
JULIE CALER	FIRE
CYNTHIA GIEDRAITIS	FIRE
LLOYD TAYLOR	PUBLIC WORKS
GLENN JACKSON	PUBLIC WORKS
CARLTON PALDO	PUBLIC WORKS
HENRY BERNAL	PUBLIC WORKS
DONNY RAMIREZ	PUBLIC WORKS
JOHN HICKS	PUBLIC WORKS
SHELIA MCQUEEN	PUBLIC WORKS
ADRIAN AYALA	CSU
CHARLES CARTER	CSU
JESSE HATTER	CSU
DAVID MASSEY	CSU
MITCHEL CARSON	CSU
JOHN CORBETT	CSU
JOHN GRAVES	CSU
GINA KELLY	CSU
NEAL DONOVAN	PARKS
GERI MARSH	PARKS
MARCI RODGERS	PARKS
MONZELLA HARRIS	PARKS
RANDALL RAY, JR	PARKS
SCOTT ADMIRE	PARKS
CAMERON PARKER	PARKS
RYAN PREAM	OTIS
LAUREE HAMM	OTIS
GINA JAMISON	OTIS
DONALD DAVIS	OTIS

10 YEARS OF SERVICE

SUSAN CHMELAR	FISCAL SERVICES
ANDREW MURPH	POLICE
KENNETH SMITH	POLICE
JAY NEWCOMB	POLICE
KATHY YOUNG	POLICE
LAKEDREIA JOHNSON	POLICE
JIM MORALES	POLICE
JAMES SEARS	FIRE
TIMOTHY VALDEZ	FIRE
WALTER JONES	PUBLIC WORKS
TOMMY GALVAN	PUBLIC WORKS
CORINNE BAILEY	PUBLIC WORKS
JERRY KING	PUBLIC WORKS
TIMOTHY PAYNE	PUBLIC WORKS
JUSTINE ROBERTS	CSU
LEWIS WILSON	CSU
PETER GARCIA	CSU
JANA WOOD	PARKS
LANCE JACKSON	PARKS
DAVID STURDIVANT	PARKS

15 YEARS OF SERVICE

TOM BRYMER	CITY MANAGER'S OFFICE
JOE MARINO	COMMUNITY DEVELOPMENT
PATRICIA ROSIER	FISCAL SERVICES
THOMAS JAGIELSKI	POLICE
GARY VICK	POLICE
DAN JONES	POLICE
CHUCK FLEEGER	POLICE
NORMAN HERRICK	CSU
EDDIE MACIK	CSU
CLIFFORD WARE	CSU
JOE ANDERSON	CSU
PAUL RUCKER	PARKS
GARY MARSKE	PARKS
JIMMY CHARANZA	PARKS
SUSAN SHARP	OTIS
JOYCE PARISH	OTIS
CATHY STARK	OTIS

20 YEARS OF SERVICE

CAROL ARNOLD	FISCAL SERVICES
KATHY HUBBARD	FISCAL SERVICES
SHIRLEY SICINSKI	FIRE
EDWARD PHILLIPS	FIRE
RICHARD WESTBROOK	FIRE
JOE DON WARREN	FIRE
ANTHONY MARION	FIRE
MARCUS LEINHART	CSU
TRINIDAD TIGERINA	CSU
FRED SUROVIK	CSU
BRETT BRADLEY	CSU
GENE SCHLECHTE	CSU
MARY MORSE	OTIS
JOYCE HOHLT	OTIS
RONNIE HORCICA	POLICE
JOHN BOARD	POLICE
ROBERT PRICE	POLICE

25 YEARS OF SERVICE

CHERYL WEICHERT	POLICE
DAN SEVERN	POLICE
SHAWN LEINHART	POLICE
BART HUMPHREYS	FIRE
GEORGE ROSIER	FIRE
GEORGE SPAIN	FIRE
BILL WALTON	FIRE
LUIS GONZALEZ	PUBLIC WORKS
JOE MIKE GARCIA	CSU
BRENDA HERR	OTIS

30 YEARS OF SERVICE

JERI ARNOLD	OTIS
MORGAN COOK	FIRE

www.cstx.gov The City's new website was formally unveiled in February 2004 and was an immediate success with its user friendly format and continuously updated information. In September, it was recognized nationally with the Award of Excellence, presented at the City-County Communications and Marketing Association (3CMA) conference in Denver, Colorado.

Geographic Information System (GIS) improvements included:

- Address points were georeferenced for every utility customer. This information is useful for public safety, meter services, utility customer services, building permits, and code enforcement.
- Implemented Route Smart Integration. This allows Sanitation to better and more efficiently route trucks which provides more reliable service to citizens.
- City Works Integration allows Public Works to keep inventory of their own street layer. Gives them the ability to have a much more detailed dataset for their use and permits them to target repairs where most needed.
- To support management of City easements, an easements file was created and made available to City Departments and the public. This information benefits both internal users and citizens, developers, and realtors needing information on location and size of City easements.



Human Resources

Destination Excellence, a new customer service initiative, debuted in July 2004 with a three-day kickoff event at the Hollywood Cinemark Theater. Developed to emphasize customer service excellence and focus on the organizational culture's mission, vision, and values, more than 600 City employees heard an energizing message from Dr. Rick Rigsby. In August, employees began attending basic customer



service training in their respective departments. The two-year initiative continues with departments creating teams to tackle specific improvement opportunities.

To promote wellness, an on-site gym for City employees opened in January. The equipment available in the new gym includes treadmills, an elliptical machine, exercise bike, dip station, bench press, strength training machine, free weights and more. A separate room is also available for aerobics, complete with a television and VCR, as well as showers, lockers, and restrooms.

The City of College Station and the City of Bryan issued a joint RFP for employee life, accidental death & dismemberment (AD&D), voluntary life and AD&D, and dependent life insurance. The lowest rates with the strongest lines of coverage were proposed by The Standard Insurance Company with a three-year rate guarantee, resulting in an estimated annual savings of approximately \$40,000.

The Annual Employee Banquet held in November 2004 honored 111 employees with a total of 1330 years of service to the City of College Station. Lt. Mike Ruesink, a 22-year veteran of the Fire Department, was named Employee of the Year from a field of 13 candidates. Also nominated for the honor were Stephanie George, Police; Celia Hernandez, City Manager's Office; Sue Holcomb, College Station Utilities; Calder Lively, Police; Doug Payne, Public Works; Erin Provazek, OTIS; Jan Schwartz, Legal; Lance Simms, Planning and Development; Victor Martinez, College Station Utilities; Vera Solis, Parks and Recreation; Cathy Stark, OTIS; and Leonard Waldon, Public Works.



Fiscal Services

The Fiscal Services Department provides effective and efficient financial management services to internal and external customers. We promote and support fiscal responsibility through education and training, budget preparation, accurate record keeping and reporting, asset protection, reduced risks, quality purchasing practices and sound cash management.

The Budget Office prepares and monitors the City's operating and capital budgets, helps facilitate the City's strategic planning process, and monitors the implementation of the City of College Station Strategic Plan. We also provide operational review services to City Departments to improve the ability to provide high quality, cost effective services.

The Office of Budget and Strategic Planning is the proud recipient of the Distinguished Budget Presentation Award for the fiscal year beginning October 2003. The Government Finance Officers Association gives this award and this marks the 15th consecutive year the Budget division has received this award.

Purchasing received the 9th Annual Achievement of Excellence in Procurement Award for 2004, one of only seven to receive this national award at least eight times. College Station tied with one other agency by receiving the highest total points of all city organizations, and tied in receiving the second highest total points of all organizations nationally. This award recognizes organizational excellence in the areas of innovation, professionalism, productivity, leadership and e-procurement.

We are excited about our new On Line Bidding system - found on the new city website. Registered vendors are automatically notified of bid/proposal opportunities as well as any addenda issued and notices of award. There is also easy access to specifications, tabulations, plan-holder lists, and awards.

Accounting has received the Certificate of Achievement for Excellence in Financial Reporting from the Government Financial Officers Association for 20 of the last 21 years. Our investment policy also was certified by the Municipal Treasurers' Association. The Comprehensive Annual Financial Report may be found on our web page along with many features frequently used by citizens. These include information on payment for goods and/or services, emergency medical services, Northgate parking garage, vendor/solicitor permits, sale of cemetery lots, to Hotel/Motel tax information. An electronic feature used by our internal departments is our imaging system: we are placing information on the system so that they can access records without leaving their desk.

The Risk Management Division received the "2004 Risk Management Achievement Award" from the Texas Chapter Public Risk Management Association for its Blood Borne Pathogens Exposure Control Plan at its state conference in Galveston Texas. This marks two out of the past three years that College Station's Risk Management Division has been recognized for its contributions in Texas in the field of Risk Management.



Municipal Court located at 300 Krenek Tap Road, is responsible for the collection of fines and fees for traffic violations, non-traffic penal violations, city ordinance violations and other misdemeanor charges. Revenue received for court costs is reported and transferred to the State. Revenue collected for fines is retained by the City. Municipal Court recently began accepting credit cards for full payment on their court cases. Citizens may also make full court payments at Utility Customer Service, 310 Krenek Tap Road, or at City Hall in the Accounting office, 1101 Texas Avenue.

In 2004 the Municipal Court implemented the Omnibase system. This system allows the Municipal Court to send to Omnibase the drivers license numbers of those who have not fulfilled their obligations to the Court either by not paying their judgment or failing to ever come to Court. Omnibase then sends this information to the Department of Public Safety (DPS), which sends a letter to these individuals stating

that they cannot renew their drivers license until they completely fulfill their obligations with the Court. To date, the Court has collected over \$115,000 and has sent over 7,800 cases to Omnibase.



Public Communications

As part of the Council's goal to enhance communication with citizens, broadcasting capabilities of Channel 19 were expanded with the addition of a Broadcast Media specialist to produce City Council meetings inhouse and add Planning and Zoning meetings to the channel lineup. City View, a news magazine format, debuted in 2004 and provides an inside look at programs and departments within College Station.

Plans to add streaming video to the City's website in 2005 were authorized and will allow access to live broadcasts as well as other videos over the internet.



College Station residents love the outdoors, and the City provides world-class parks that offer space to jog, swim, relax, fly a kite, or participate in programs designed for all ages and abilities. An inviting park system with year-round attractions underscores dedication to quality of life for visitors as well as those who call College Station home. A strong commitment to funding public art is recognized as the finest in the State of Texas.

Senior World Passport. Senior citizens in Bryan/College Station had the opportunity to travel the world without leaving the Brazos Valley. The Senior World Passport Program, co-sponsored by the City of College Station Parks and Recreation Department and Texas A&M University International Programs Office, was one of several programs for seniors in 2004. The program consisted of six sessions, each covering a different part of the world: India, Panama, Africa, China, the Arab world, and the European Union.

Starlight Music Series. More than 33,500 concert goers enjoyed 11 concerts featuring world renowned artists ranging from Jerry Jeff Walker and Michael Martin Murphey, to Big Otis and the Brazos Valley Symphony Orchestra. In spite of record breaking rainfall in 2004, the Wolf Pen Creek Amphitheater was alive with music and activities. The series included performances by Bruce Robison, Kelly Willis, Eddy Raven, Doyle Bramhall, Strutter, Hanna's Reef and Dave Matthews Cover Band, as well as local/regional bands that kicked off each event. College Station Utilities proudly sponsored the Starlight Music Series and all concerts were free.

From March through October of 2004, total attendance at the Wolf Pen Creek Amphitheater was a record breaking 54,429, including 25 events hosted by different organizations throughout the community.

Sports Programs. College Station's Parks and Recreation Department offers athletic programs for adult, youth and special needs citizens, plus hosting numerous state, regional and national tournaments throughout the year. In addition to youth and adult league play, participation in the Challenger Sports Series continues to increase each year with programs in basketball, bowling, soccer and swimming for special needs children.

Parks and Leisure Services

College Station will promote a wide range of leisure, recreational and cultural arts opportunities.



New Lighting for Bee Creek Softball Fields
The softball fields at Bee Creek Park received an all new lighting system which is more reliable and improves safety of the players because of the better visibility.

Southern Oaks Park
Located in the Shenandoah Subdivision, this 14.77-acre neighborhood park was completed in 2004. The park now has a playground, basketball court, picnic tables, sidewalks, and outdoor lighting.

Lick Creek Park Development
Phase I development of the 515-acre Lick Creek Park includes a new parking lot, new signage, improved trail surfaces, bridges, and a new entrance. Funding is from 1998 Bond funds.



Christmas in the Park. An annual holiday tradition, Christmas in the Park celebrated its 20th anniversary in 2004 with record crowds and new attractions. Half a million lights and special weekend activities delighted thousands of visitors from the Brazos Valley as they enjoyed the lighted displays, hayrides and visits with Santa Claus. Special events and entertainment were featured each weekend.

Public Art. Utilizing the Hotel Motel Tax and general revenue, the City Council supports those arts-related activities and programs that enhance College Station's quality of life, contribute to the integrity of the City's landscape and are essential requirements as College Station moves from good to great. Because of the City Council's support of the public arts, the programs of 38 arts affiliates of the Arts Council of Brazos Valley and its support of the P. David Romei Arts Center, completed in 2003, a statewide survey of arts and culture funding by the University of North Texas in 2004 ranked the City of College Station as the number one Texas city for per capita support of the arts.



Planning and Development Services not only underwent a name change in 2004, but an overall reorganization aimed at streamlining the department. The result is an unwavering focus on customer service, while meeting the planning, development review and building inspection needs of the citizens of College Station.

Revise the technical standards for infrastructure construction. Over the past year, weekly coordination meetings have been held among engineering staffs from College Station, Bryan, and the development community to review our technical standards for water, wastewater, streets, and drainage. This coordination group will begin work formulating unified drainage design guidelines in mid-January 2005.

Adopt the 2003 International codes. The 2003 International Building and Fire Codes were adopted by City Council on December 21, 2004, and became effective January 1, 2005.

Prepare design standards for big box and large retail developments. In October 2004, City Council adopted an amendment to Section 7.9 of the Unified Development Ordinance, regarding Non-Residential Architectural Standards. This ordinance now applies architectural requirements and additional streetscape standards to all commercial structures not located in the M-1, M-2, NG and R&D zoning districts.

Modify standards for sexually oriented enterprises. In September 2004, City Council adopted a number of revisions to the Unified Development Ordinance, including an amendment to Article 6, allowing the single remaining sexually oriented business in College Station to remain as a legally conforming use.

Revise the Subdivision Regulations. Director of Public Works Mark Smith has been placed on temporary assignment as Special Project Manager, specifically to oversee the complete overhaul of the Subdivision Regulations. This effort is currently underway, with a series of public input forums and subcommittees scheduled for Spring 2005, and adoption later in Summer 2005. Revisions will entail the reworking of Chapters 3, 9, 11 and 13 of the City Code in order to cohesively bring all of them into the UDO under Article 8. In order to accomplish this in an orderly and timely manner there will be four areas of discussion and three or four groups formed to study and

Planning and Development

College Station will provide a well-planned community

- **New College Station Population Estimate:** 80,219
Based on certificates of occupancy, household size (2.32), and vacancy rate (.948)

- **All-Time High for Overall Permit Valuation:** \$215 Million
–Up from record set in 2003, which was \$187.9 Million
–Boosted by First American Plaza & The Medical Center Bed Tower

Commercial Growth:

- **Hotel Development:** 7 hotels currently under construction

- **University Drive Development - University Town Center, Gateway Retail Center, First American Plaza**

- **Wolf Pen Creek - Arctic Wolf Ice Rink, Cavender's, Law Offices**

- **Northgate - Cross Street Warehouse Apartments, A&M United Methodist Church**

- **Commercial Coming Soon:** Greens Prairie Road/ SH6 Intersection

Residential Growth:

- **716 City lots, 259 ETJ lots platted in 2004 (6000 lots over past 5 years)**

- **Totaling 219 acres of land in 2004**

- **Subdivisions along Greens Prairie, Barron, and Graham Roads.**

- **New multifamily development is slower (which is good - 86% apt. occupancy rate)**

2004 Development



help reform and refine these areas. Volunteers will be sought to serve on these groups. Areas to be considered are:

- Platting Procedures (all phases)
- Assurance For Completion And Maintenance Of Improvements (performance bonds)
- Public Participation Policies (oversize participation)
- Requirement For Public Improvements (development guidelines)

Ordinance updates for clarification including: non-conforming uses, signs, joint/shared access, site development standards, etc. On September 23, 2004, City Council adopted a number of amendments to Articles 1-11 of the Unified Development Ordinance, including development regulations, parking requirements, signage, and specific use standards. Further amendments were considered on October 21, 2004, clarifying standards for commercial banners.

Recommendations from a Blue Ribbon Committee created to review practices of the Planning and Development Services Department are being implemented to create a more streamlined approach dedicated to improved customer service. They include the following:

- Department restructuring and renaming to consolidate planning positions within Long Range Planning and Development Review, under a single work group, designed to equip a greater number of staff to assist customers through the various short- and long-range development processes.
- Staffer-on-Call (SOC) Schedule, a rotation of professional planning staff members available to assist walk-in customers or callers at any time during normal office hours. This is being implemented to ensure that staff availability exists at all times for development customers who need information or advice on any development-related issue or project.
- Office space changes, including a new Customer Resource Center in the front receiving area, a new department conference room, and opened entryway area into the main Department office area. A number of additional office changes are currently being considered in order to

provide a more customer-friendly, professional environment, and to arrange staff within appropriate work groups.

- A consultant was hired to conduct an organizational review of the Department and to provide additional review and advice regarding development review process improvements. A final report is anticipated in January 2005.
- Interdepartmental Communication - Ongoing internal "Development Briefing" meetings are being held among staff from a number of departments involved in Development issues, to be sure all staff are briefed on organizational changes and current projects. The overall Best Practice focus will involve communication improvements (internal and external), customer service improvements, development review process changes (cycle times), and training methods for staff.

Several new features have been added to the Planning & Development Services website to facilitate communication with the community about development in College Station. On the Design & Development Standards homepage, a section has been added called "NEW" which is updated weekly with any projects occurring in our department, as well as any development in College Station. One of our best features is a New Development Map which shows what development projects have been submitted over the past several months and where they are located. Also provided is a weekly, updated link of all submitted development projects, as well as detailed information about each project.

For easier access, links are provided to Planning & Zoning agendas, as well as a link for our Design Review Board agendas. In addition to these new features, the Unified Development Ordinance has been updated with all amendments recently approved by City Council. In December 2004, City Council approved the purchase of Click2Gov Planning and Zoning module Software License and Services Agreement with Sungard HTE, which will allow direct on-line customer access to development review process information regarding their particular projects.



Regional Transportation Planning

The city continues to work with the Bryan-College Station Metropolitan Planning Organization, Brazos County, and the City of Bryan to develop a unified transportation plan for Brazos County. This project will develop an action oriented, performance based policy document to address local and regional transportation issues for each transportation mode including streets and highways, bicycle and pedestrian facilities, public transportation, air transportation, and rail transportation.

Neighborhood Connectivity Survey

Connectivity is a measure of the ability to easily move vehicles, bicycles, and pedestrians within a community directly and efficiently. A neighborhood that is very well connected will likely have multiple ways in and out of the neighborhood, few cul-de-sacs, and excellent bike and pedestrian facilities. The benefits of living in a well connected community include minimal trip lengths, very little congestion, and faster emergency response times. Additionally, since trip lengths are shorter, modes such as biking or walking become practical. Some examples of well connected neighborhoods in College Station include the Southside and Eastgate neighborhoods near the Texas A&M University campus.

To gauge our community's preferences regarding connectivity, Planning and Development Services conducted an online survey in 2004. Almost 500 responses were received from citizens, developers, college students, and homeowner association representatives. The survey addressed many issues related to connectivity including transportation to school, neighborhood design, and sidewalks. Responses are summarized below.

Transportation to School. Of the 165 respondents that have children in school, 55% drop-off/pick-up their children by automobile on a regular basis. The rest travel to school by bus (17%), bicycle (10%), foot (9%), and carpool (2%). About two-thirds of the respondents would not allow their children to walk to school. The primary reasons include distance (59%), hazards due to vehicles (41%), children's young age (23%), lack of sidewalks (18%), hazards due to other people/children (13%), and sidewalks too close to street (12%).

Neighborhood Design. Almost half (48%) of the respondents currently live on a through street, while the remainder live on cul-de-sacs (33%), and dead end streets (7%). When buying a home, access to major roads was the most important factor selected (43%). Other important factors include access to sidewalks (38%) and hike and bike trails (31%), and location on a cul-de-sac (33%). Sixty percent of the respondents that currently live on cul-de-sacs thought it was an important factor when buying a home.

When asked what locations are important to walk/bike to and from home, the most common responses selected include parks (71%), other recreation locations (63%), and school (55%). Other responses include work (23%), shopping (21%), and restaurants (18%).

Another question described two neighborhoods with one being very well connected and the other being relatively disconnected. When asked which neighborhood the respondent would rather live in, 60% chose the well connected neighborhood.

Sidewalks. A series of five questions targeted preferences on sidewalks. Eighty-one percent of the respondents prefer sidewalks on both sides of major roadways, while 58% prefer sidewalks on both sides of residential streets. On cul-de-sacs, 56% of the respondents would like at least a sidewalk on one side of the street. Regarding placement of sidewalks relative to the roadway, 83% prefer the sidewalk set back away from the curb on major roadways, while only 44% prefer the sidewalk set back away from the curb on residential streets. The alternative location is just behind the curb.

Neighborhood Services

The Neighborhood Partnership Program has expanded to 29 registered associations and continues to offer monthly Seminar Suppers. The Seminar Suppers give board members of associations a chance to network and benefit from educational presentations on local and regional topics. Staff continues to communicate with associations through electronic Neighbor FYI's, printed correspondence, and personal consultation and meetings. An association recognition program was created to encourage associations to hold regular meetings, communicate with City staff, and foster community in their neighborhoods.

The Historic Preservation Committee is supported by staff in furthering Project HOLD: Historic Online Library Database, starting a volunteer program to sustain the library, as well as facilitating a Historic Preservation Strategic Planning process. Neighborhood services teamed with Texas A&M University College of Architecture for a class project with Dr. David Woodcock's Architecture 446 class. They completed four city and state



historic marker applications and gathered detailed information on eight historic College Station homes.

Implementation of Bike Master Plan. This project will implement several components of the Bikeway and Pedestrian Master Plan including improving bicycle parking through a grant program, improving bicycle awareness and education, and adding new on-street and off-street bicycle facilities.

Guide growth through planned annexation. City-initiated annexation is currently being discussed as part of the Planning & Zoning Commission Annual Plan of Work for 2004-2005. P&Z will review possible properties to be included in a 3-year annexation plan, and forward a recommendation to City Council.



Economic development – benefiting both existing and new business and industry – provides the foundation for a healthy economy in College Station. In 2004, College Station welcomed the new Cross Street Lofts project and announced plans for the Arctic Wolf Ice Center, the Gameday project in the Northgate District, and the largest outdoor retail center in College Station.

Arctic Wolf Ice Center. Construction is underway for a multi-million dollar recreational ice rink at Wolf Pen Creek. Fidelis Ventures LLC is building the 46,000 square foot facility on the south side of Holleman Drive between Texas Avenue and Dartmouth, adjacent to Fire Station 1. The City conveyed the 4.23 acre tract to Fidelis and will reimburse relocation costs of sewer lines as part of an economic development agreement between the City and the developer. The facility will be open to the public and available for ice skating lessons and use by Texas A&M and independent hockey teams. Completion of the \$3.15 million ice rink is expected in Spring 2005.



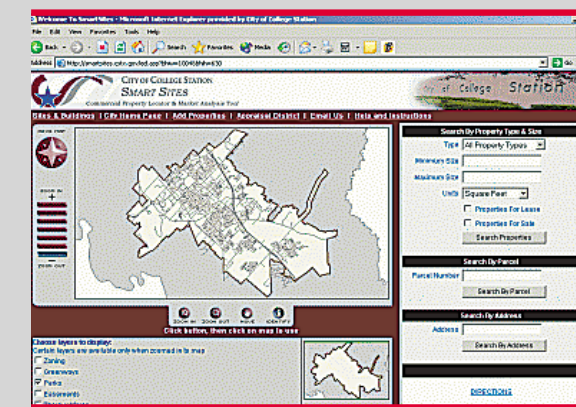
Smart Sites Commercial Real Estate Database. Smart Sites, a GIS (Geographic Information Systems)-based real estate database, was launched by the Economic Development Department in September 2004. The site, <http://smartsites.cstx.gov>, assists national site location consultants, commercial real estate brokers and the local real estate community

by allowing users to search listings of commercial property for sale or lease in College Station. Each listing contains property details and a GIS-based interactive map of the property. Users can print custom reports with property information, maps, demographic analysis and business analysis. The site was created by GIS Planning, Inc. using ZoomProspector technology, the industry standard for online Economic Development.

Fast Track Permitting. The cities of College Station and Bryan and the Research Valley Partnership adopted a Fast Track Permitting Process in July 2004 for qualified new, expanding or relocating busi-

Economic Development

College Station will promote a strong and diverse economic environment.



2004 Rankings

- *B/CS Makes List of Best Small Places for Business (Forbes.com)*
- *B/CS Ranked No. 12 in Small Cities Category on the List of the Top 25 Cities for Doing Business in America (Inc Magazine, March 2004)*
- *B/CS Ranked 14th in Nation and Top Spot in Texas as a Place for Relocation (Cities Rated & Ranked 2004)*
- *B/CS Rated the 6th Best Small Market in the Best Cities for Relocating Families Study (Worldwide ERC and Primacy Relocation, 2004)*
- *B/CS Ranked 4th Least Stressful Community Among Small Metro Areas (Sperling's Best Places, January 2004)*



nesses within the two cities. Benefits for eligible companies under the fast track permitting process include a single point of contact with the city, permits provided on a phased approach if necessary, and special meetings of the City Council, Planning and Zoning Commission, or other Boards called when necessary.

Gameday Project. Gameday Centers Southeastern of Atlanta announced plans to develop a \$20 million mixed use project in Northgate at the northeast corner of Wellborn Road and Church Avenue. The development will include 120 to 180 condominium units and 10,000+ square feet of retail. The mixed use development is another step forward in implementing the Northgate Redevelopment Plan, which aims to create more high density residential development and mixed use projects in the district. Construction is scheduled to begin in the spring of 2005 and be complete by December 2006.

New Retail Center. Quorum Equities of Dallas will develop a \$10 million retail center at the northeast corner of Greens Prairie Road and State Highway 6. The development will encompass approximately 300,000 square feet of retail and restaurant uses, making it the largest outdoor retail center in College Station. The proposed center is in close proximity to the Pebble Creek, Castlegate, Stone Forest and Woodland Hills subdivisions.

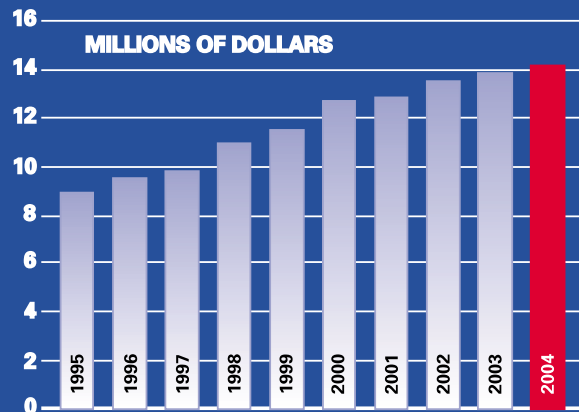
Cross Street Grand Opening. Ribbon cutting and grand opening ceremonies for The Warehouse at Cross Street loft apartments in Northgate were held in July 2004. Located at the corner of Cross Street and College Main, Cross Street has 42 loft-style apartments and includes 2,500 square feet of retail space on the bottom floor. The 60,000 square foot mixed use development represents a \$4 million investment. The City's Economic Development Department assisted with site location, served as ombudsman during the development process, and provided a grant to assist with the cost of redevelopment including construction of new sidewalks, street trees, utility infrastructure and curb and gutter.



Top 10 Taxpayers

Company	Type of Business	Assessed Valuation	%Total Assessed Valuation
C.B.L. & Associates	Retail Mall	\$49,331,205	1.63%
Verizon Communications, Inc.	Utility	34,347,890	1.13%
Alkossier/Weinberg	Housing	33,751,295	1.11%
College Station Hospital LP	Medical	25,681,960	0.85%
Wal-Mart/Sam's	Retail	23,769,510	0.78%
Melrose Apartments	Housing	19,400,000	0.64%
Fairfield College Station, LP	Housing	18,340,000	0.61%
301 Church Avenue, LP	Housing	17,936,445	0.59%
H-E-B; H.E. Butt Store Property Co.	Retail	17,615,105	0.58%
University Commons-CS	Housing	<u>17,279,200</u>	<u>0.57%</u>
Total:		\$257,452,610	8.50%

City of College Station Sales Tax

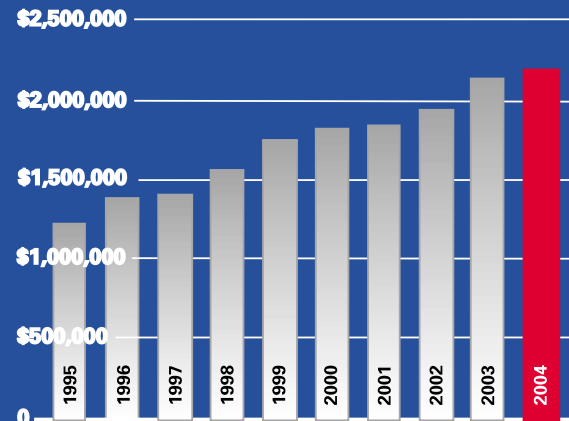


Top 10 Employers

Company	Products	Employees
Texas A&M University	Educational	12,000
College Station ISD	Educational	1,100
UCS/Rentsys	Technology Services	847
City of College Station	Government	842
Scott & White Clinic	Health Services	513
College Station Medical Center	Health Services	425
Texcon	Construction	325
Britt Rice Electric	Electrical	270
SourceNet Solutions	Accounting Services	225
Lynntech	Research	141

Source: Research Valley Partnership

City of College Station Hotel/Motel Tax



What Citizens Get for Each Tax Dollar.



Area of College Station 1938-PRESENT

Year	Area (in square miles)
1938	1.9971
1940	2.5059
1950	2.7926
1960	6.3359
1970	16.6152
1980	24.0018
1990	29.7547
2000	40.6929
2004	47.2182

Taxing Entity Tax Rate (2004-2005)

College Station	\$0.4640 per \$100
Brazos County	\$0.4725 per \$100
CSISD	\$1.7700 per \$100
Hotel-Motel Tax	13.00%
Sales Tax	8.25%

Bond Rating Agency Bond Rating

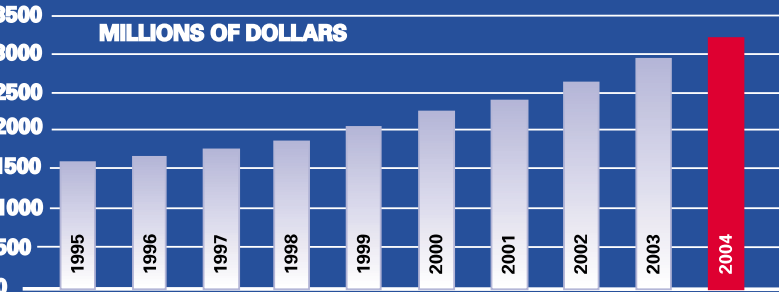
Moody's	Aa3
Standard & Poors	AA-

Municipal Court Stats:

- Municipal Court handled 46,302 cases of which 26,956 were traffic violations, 12,145 were parking cases, 6,821 were non-traffic penal violations, and 380 city ordinance violations.
- Municipal Court handled 1393 alcohol related cases; this compares to 561 alcohol cases in Denton, 1522 in Austin, 1031 in Dallas, and 1165 in San Marcos.
- Total revenue from the court was \$5,480,361 which includes court costs going to the State and fines to the City of College Station
- Interns at the Court logged in 721 hours of volunteer service from January through October, 2004
- College Station Municipal Court issued a total of 6,026 arrest warrants
- 3,707 cases were handled during walk-in arraignments in which citizens appear before the judge to make any unique request they might have regarding their case

Combined Financial Position			
September 30, 2004	\$ x 1,000	2003	2004
Assets (amount owned)			
Cash and Investments	\$ 96,768	90,361	
Restricted Cash & Investments	24,056	26,641	
Other Current Assets	13,751	13,695	
Property and Equipment (Net)	301,795	328,104	
Other Assets	8,416	8,075	
Total Assets	\$ 444,786	466,876	
Liabilities and Net Assets			
Liabilities (Amount Owed)			
Accounts Payable	\$ 12,228	9,208	
Other Liabilities	8,986	8,151	
Outstanding Debt	152,784	157,445	
Total Liabilities	173,998	174,804	
Net Assets (Excess of Assets over Liabilities)			
Investment in Capital Assets	196,447	227,193	
Restricted	14,498	9,273	
Unrestricted	59,843	55,606	
Total Net Assets	270,788	292,072	
Total Liabilities and Net Assets	\$ 444,786	466,876	

City of College Station Ad Valorem Tax Evaluation

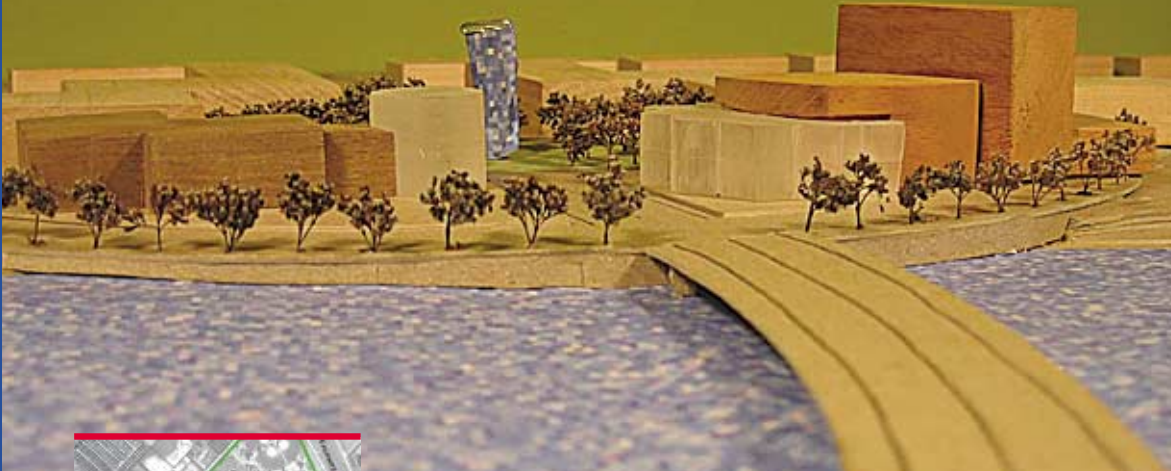


SPECIAL NOTES: IN 2004 THE DEPARTMENT OF BUDGET AND STRATEGIC PLANNING WAS AWARDED THE DISTINGUISHED BUDGET AWARD BY THE GOVERNMENT FINANCE OFFICERS ASSOCIATION. THE BUDGET DEPARTMENT HAS RECEIVED THE AWARD EVERY YEAR SINCE THE INCEPTION OF THE AWARD IN 1989.

Combined Revenues & Expenditures

September 30, 2004	\$ x 1,000	2003	2004
Revenues			
Property Tax	\$ 13,441	14,669	
Sales Tax	14,027	14,958	
Franchise Tax	1,689	1,975	
Hotel/Motel Taxes	2,120	2,473	
Investment Earnings	2,867	1,887	
Charges for Services	8,438	9,729	
Electric Revenues	46,592	47,431	
Water Revenues	8,861	8,320	
Wastewater Revenues	9,159	9,335	
Sanitation Revenues	5,986	4,829	
Northgate Parking	546	603	
Capital Contributions	10,287	10,446	
Other	1,966	2,911	
Total Revenue	\$ 125,980	129,565	

Expenditures			
Public Safety	\$ 16,476	16,841	
Parks and Recreation	6,362	6,154	
Public Works	5,242	5,004	
General Government	7,858	7,807	
Finance and Technology	4,754	4,605	
Development Services	1,652	1,586	
Interest on Long-Term Debt	3,643	3,260	
Electric Service	43,300	41,120	
Water Service	6,283	6,542	
Wastewater Service	7,347	7,214	
Sanitation Service	4,419	4,847	
Northgate Parking	461	551	
Other	2,544	2,752	
Total Expenditures	\$ 110,341	108,281	



City Center

A city must be more than the sum of its parts. For that reason, planning for this vital and historically significant initiative began in 2004. The City Center project is intended to create a central identity point and public place for College Station citizens as well as symbolize the community's interest in education, the arts, business, and traditions of importance.

With initial funding approved by voters in 2003, a City Center Committee was appointed to begin planning on the City Center site located on Krenek Tap Road between Texas Avenue and the Earl Rudder Freeway. A long-term goal of consolidating City offices on the site is a priority, but this project is

much broader in its vision with land uses for the City Center site to include hike and bike trails, recreation, the performing arts, a community center, and other uses exquisitely located among landscaped streets, plazas, works of art, fountains, and lighting developed as a major focal point of the City's identity.

Following Council approval of a design concept recommended by the Committee, work continues to refine this concept for public presentation and citizen input in 2005. Development of the City Center is seen as an essential ingredient to creating a municipal identify for College Station as it continues moving from good to great.

Photo Credits

COVER Northgate at night (Michael Kellett Professional Photography); Utility workers, Ducks at Central Park, Softball teams, Central Park pump house (Bill Meeks Photography); Wolf Pen Creek (Sykes Photography)	Page 19 Municipal Court (Bill Meeks Photography)
IFC Veterans Park at Sunset (Afsaneh Yazdani, CS Parks & Recreation)	Page 21 National softball tournament/Central Park (Bill Meeks Photography)
Page 3 Northgate clock (Michael Kellett Professional Photography)	Page 22 Christmas in the Park (Bill Meeks Photography) Mesa (Stanton K. Ware)
Page 4 Signing of partnership with Ciudad Real (Bill Meeks Photography)	Page 24 Development map (Nanette Manhart, Planning & Development Services)
Pages 6 Northgate at night (Michael Kellett Professional Photography)	Page 26 "Sky Cutter" in Central Park (Bill Meeks Photography)
Page 8 CS Police escorting Fightin' Texas Aggie Band	Page 27 Neighborhood Services Dinner
Page 9 Chiefs Dave Giordano and Edgar Feldman (Cynthia Giedraitis, CSFD)	Page 28 Arctic Wolf Ice Center construction (Bill Meeks Photography)
Page 10 Olive Garden fire (Lt. Steve Hisaw, CSFD)	Page 30 Northgate at night (Michael Kellett Photography)
Page 11 Road construction (Bill Meeks Photography)	Page 31 Traditions Dorm, Cross Street Lofts, Gameday Rendering
Page 12 Highway 6 access road (Bill Meeks Photography)	Inside Back Cover City Center conceptual drawing (Bottlingrond Architects) Site map, (Nanette Manhart, Planning and Development Services)
Page 13 Larry J. Ringer Library (Bill Meeks Photography)	Back Cover Donovan Family, Traditions at Northgate, Greens Prairie Road and Arctic Wolf Ice Center (Bill Meeks Photography); Aggie Bonfire Memorial (University Relations, TAMU); Citizens Fire Academy (Cindy Giedraitis, CSFD)
Page 14 Installation of underground utility lines (Bill Meeks Photography)	
Page 17 Employee of the year nominees and winner Mike Ruesink (Bill Meeks Photography)	
Page 18 Water Tower (Bill Meeks Photography)	





CITY OF COLLEGE STATION

P.O. Box 9960
1101 Texas Avenue
College Station, Texas 77842

Home of Texas A&M University
and the George Bush Presidential Library & Museum

HEART OF THE RESEARCH VALLEY

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